Davidson County DEEDWARR
Recvd: 07/10/03 09:30 2pgs
Fees:13.00 Taxes:534.28

20030710-0095394

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$144,400.00
|Jeremy D. Anderson
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH
|27th DAY OF June, 2003.
|Susan Frensley Ervin
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2004
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Anderson & Darci R. Fields 612 Mercer Drive Hermitage, TN 37076	Franklin American Mortgage Company 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067	Map 75.11 Parcel 46.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Susan Frensley Ervin, unmarried, f/k/a Susan Frensley Barnette

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeremy D. Anderson, an unmarried man, and Darci R. Fields, an unmarried woman, as Tenants in Common with Right of Survivorship

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 416 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3-A, OF RECORD IN BOOK 5210, PAGE 229, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 416 FRONTS 98.0 FEET ON THE SOUTHWESTERLY MARGIN OF MERCER DRIVE AND EXTENDS BACK 141.88 FEET ON THE NORTHWESTERLY LINE AND 140.51 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 69.18 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARK A. BARNETTE AND WIFE, SUSAN FRENSLEY BARNETTE BY DEED FROM ROBERT L. NOKES AND WIFE, JUDY K. NOKES, DATED JUNE 16, 1993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO SUSAN FRENSLEY BARNETTE BY QUITCLAIM DEED FROM MARK A. BARNETTE, DATED MARCH 21, 1996, AND OF RECORD IN BOOK 9988, PAGE 655, SAID REGISTER'S OFFICE. THE SAID SUSAN FRENSLEY BARNETTE HAVING SINCE MARRIED AND IS NOW KNOWN AS SUSAN FRENSLEY ERVIN.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5210, Page 229, Register's Office for Davidson County, Tennessee
3) .Any and all restrictions, conditions, and easements of record.

This is improved property known as: 612 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 27th day of June, 2003.

Susan Frensley Ervin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Susan Frensley Ervin, unmarried, f/k/a Susan Frensley Barnette, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 3-31-07

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076